



众安集团
ZHONG AN GROUP

众安智慧生活服务有限公司
Zhong An Intelligent Living Service Limited

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)

Stock Code 股份代號：2271

INTERIM
REPORT 2023

中期報告

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Corporate Information

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Shi Zhongan (*Chairman*)
Mr. Sun Zhihua (*Vice Chairman*)
Mr. Lu Jianguo (*resigned with effect on 25 August 2023*)
Mr. Yang Guang (*Chief Executive Officer*)
(*newly appointed with effect on 25 August 2023*)
Mr. Ding Lei (*newly appointed with effect on 25 August 2023*)
Ms. Xu Jianying

Independent Non-executive Directors

Mr. Liang Xinjun
Mr. Chung Chong Sun
Mr. Chiu Ngam

COMPANY SECRETARY

Mr. Yeung Man, Simon

AUTHORISED REPRESENTATIVES

Mr. Sun Zhihua
Mr. Yeung Man, Simon

AUDIT COMMITTEE

Mr. Chung Chong Sun (*Chairman*)
Mr. Liang Xinjun
Mr. Chiu Ngam

REMUNERATION COMMITTEE

Mr. Liang Xinjun (*Chairman*)
Mr. Sun Zhihua
Ms. Xu Jianying
Mr. Chung Chong Sun
Mr. Chiu Ngam

NOMINATION COMMITTEE

Mr. Shi Zhongan (*Chairman*)
Mr. Liang Xinjun
Mr. Chung Chong Sun

REGISTERED OFFICE

PO Box 309, Uglan House
Grand Cayman, KY1-1104
Cayman Islands

HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

Room 527, 5th Floor
Building 6, Xinhang Business Center
Xihu, Hangzhou
Zhejiang Province
the PRC

董事會

執行董事

施中安先生 (*主席*)
孫志華先生 (*副主席*)
盧建國先生 (*於2023年8月25日辭任*)
楊光先生 (*行政總裁*)
(*於2023年8月25日履新*)
丁磊先生 (*於2023年8月25日履新*)
徐建穎女士

獨立非執行董事

梁信軍先生
鍾創新先生
趙岩先生

公司秘書

楊敏先生

授權代表

孫志華先生
楊敏先生

審核委員會

鍾創新先生 (*主席*)
梁信軍先生
趙岩先生

薪酬委員會

梁信軍先生 (*主席*)
孫志華先生
徐建穎女士
鍾創新先生
趙岩先生

提名委員會

施中安先生 (*主席*)
梁信軍先生
鍾創新先生

註冊辦事處

PO Box 309, Uglan House
Grand Cayman, KY1-1104
Cayman Islands

總部及中國主要營業地點

中國
浙江省
杭州市西湖區
新杭商務中心6號樓
5樓527室

Corporate Information (Continued) 公司資料(續)

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 4009, 40/F
China Resources Building
26 Harbour Road
Wanchai
Hong Kong

STOCK CODE

2271

COMPANY'S WEBSITE

www.zazhsh.com

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

Maples Fund Services (Cayman) Limited
P.O. Box 1093, Boundary Hall
Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
Xiaoshan Rural Commercial Bank
Agricultural Bank of China

AUDITORS

Ernst & Young
Certified Public Accountants
Registered Public Interest Entity Auditor
27/F, One Taikoo Place
979 King's Road
Quarry Bay
Hong Kong

LEGAL ADVISER

Jingtian & Gongcheng LLP
Suites 3203-3207
32/F., Edinburgh Tower
The Landmark
15 Queen's Road Central
Hong Kong

COMPLIANCE ADVISER

Rainbow Capital (HK) Limited
Room 5B,
12/F Tung Ning Building,
No. 2 Hillier Street,
Sheung Wan,
HongKong

香港主要營業地點

香港
灣仔
港灣道26號
華潤大廈
40樓4009室

股份代號

2271

公司網址

www.zazhsh.com

開曼群島股份過戶登記總處

Maples Fund Services (Cayman) Limited
P.O. Box 1093, Boundary Hall
Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

主要往來銀行

中國銀行(香港)有限公司
蕭山農商銀行
中國農業銀行

核數師

安永會計師事務所
執業會計師
註冊公眾利益實體核數師
香港
鰂魚涌
英皇道979號
太古坊一座27樓

法律顧問

競天公誠律師事務所有限法律責任合夥
香港
皇后大道中15號
置地廣場
公爵大廈32樓
3203-3207室

合規顧問

泓博資本有限公司
香港
上環
禧利街2號
東寧大廈12樓
5B室

Definitions

釋義

“2022 Interim Period” 「2022年中期」	指	the six months ended 30 June 2022 截至2022年6月30日止六個月
“associate” 「聯繫人」	指	has the meaning ascribed to it under the Listing Rules 具有《上市規則》賦予該詞的涵義
“Audit Committee” 「審核委員會」	指	the Audit Committee of the Company 本公司審核委員會
“Board” 「董事會」	指	the board of Directors of the Company 本公司董事會
“CG Code” 「企業管治守則」	指	the Corporate Governance Code in Appendix 14 to the Listing Rules 《上市規則》附錄十四所載企業管治守則
“CIA” 「中指院」	指	the China Index Academy 中指研究所
“CNC” 「中國新城市」	指	China New City Commercial Development Limited 中國新城市商業發展有限公司
“Company” or “our Company” 「本公司」	指	Zhong An Intelligent Living Service Limited (众安智慧生活服务有限公司), an exempted company with limited liability incorporated in the Cayman Islands on November 16, 2020, whose shares are listed on the Main Board of the Stock Exchange (stock code: 2271) 众安智慧生活服务有限公司，一家於2020年11月16日在開曼群島註冊成立的獲豁免有限責任公司，其股份於聯交所主板上市（股份代號：2271）
“Director(s)” 「董事」	指	the director(s) of the Company 本公司董事
“Global Offering” 「全球發售」	指	the initial public offering of the Company 本公司首次公開發售
“Group” 「本集團」	指	the Company and all of its subsidiaries 本公司及其全部附屬公司
“HK\$” 「港元」	指	Hong Kong dollars, the lawful currency of Hong Kong 香港法定貨幣港元
“HKICPA” 「香港會計師公會」	指	the Hong Kong Institute of Certified Public Accountants 香港會計師公會
“Hong Kong” 「香港」	指	the Hong Kong Special Administrative Region of the PRC 中國香港特別行政區
“Ideal World” 「Ideal World」	指	Ideal World Investments Limited Ideal World Investments Limited
“IFRSs” 「國際財務報告準則」	指	the International Financial Reporting Standards 國際財務報告準則
“Listing Date” 「上市日期」	指	18 July 2023 2023年7月18日

Definitions (Continued)

釋義(續)

“Model Code” 「《標準守則》」	指	the Model Code for Securities Transactions by Directors of Listed Issuers 《上市發行人董事進行證券交易的標準守則》
“Mr. Shi” 「施先生」	指	Mr. Shi Zhongan (alias Shi Kancheng) 施中安先生(又名施侃成)
“Over-allotment Option” 「超額配股權」	指	the over-allotment option as described in the Prospectus 招股說明書所述的超額配股權
“PRC” 「中國」	指	the People’s Republic of China excluding, for the purpose of this report, Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan 中華人民共和國,就本報告而言,不包括香港、中國澳門特別行政區及台灣
“Prospectus” 「招股說明書」	指	the prospectus of the Company dated 30 June 2023 本公司於2023年6月30日的招股說明書
“Remaining Group” 「餘下集團」	指	CNC, together with Zhong An Group 中國新城市連同眾安集團
“Reporting Period” 「報告期」	指	the six months ended 30 June 2023 截至2023年6月30日止六個月
“RMB” 「人民幣」	指	Renminbi, the lawful currency of the PRC 中國法定貨幣人民幣
“SFO” 「《證券及期貨條例》」	指	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time 香港法例第571章《證券及期貨條例》,經不時修訂、補充或以其他方式修改
“Share(s)” 「股份」	指	ordinary share(s) with nominal value of HK\$0.01 each in the share capital of the Company 本公司股本中每股面值0.01港元之普通股
“Stock Exchange” 「聯交所」	指	the Stock Exchange of Hong Kong Limited 香港聯合交易所有限公司
“subsidiary(ies)” 「附屬公司」	指	has the meaning ascribed to it under the Listing Rules 具有《上市規則》賦予該詞的涵義
“substantial shareholder(s)” 「大股東」	指	has the meaning ascribed to it under the Listing Rules 具有《上市規則》賦予該詞的涵義
“Whole Good” 「全好」	指	Whole Good Management Limited 全好管理有限公司
“Zhong An” 「眾安」	指	Zhong An Group Limited 眾安集團有限公司
“Zhong An BVI” 「眾安BVI」	指	Zhong An Service Holding Limited 眾安服務控股有限公司

Management Discussion and Analysis

管理層討論與分析

OVERVIEW OF THE COMPANY

Since the listing of Zhong An in November 2007 on the Stock Exchange, the Company is the second subsidiary of Zhong An to be successfully listed on the Stock Exchange through the spin-off. The first subsidiary of Zhong An to be successfully listed on the Stock Exchange by way of spin-off was CNC. The Company has been listed on the Main Board of the Stock Exchange since the Listing Date.

The Group is a reputable integrated property management service provider headquartered in Hangzhou with deep roots in Zhejiang province and the Yangtze River Delta Region. Through over 24 years of operations since our establishment in 1998, the Group has grown from a local property management service provider in Hangzhou to an integrated regional property management service provider with major presence in Zhejiang province.

According to CIA, the Group's market share in the PRC in terms of GFA under management as of December 31, 2022 was approximately 0.04%, the Group has been included in the list of the Top 100 Property Management Companies in China (中國物業服務百強企業) since 2016 and our ranking among the Top 100 Property Management Companies in China in terms of overall strength of property management increased from 82nd in 2016 to 40nd in 2023, reflecting the Group's growing property management capabilities. In addition, as of 31 December 2022, the Group was ranked seventh, ninth and 25th, among the 2023 Top 100 Property Management Companies in China headquartered in Hangzhou, Zhejiang province and the Yangtze River Delta Region, respectively, in terms of the GFA under management.

As of 30 June 2023, the Group had a total of 139 contracted projects with a contracted area of approximately 20.20 million sq.m., covering 19 cities and seven provinces in China. As of 30 June 2023, the Group had 103 projects under management, with area under management of approximately 14.38 million sq.m., covering 12 cities and three provinces in China.

本公司概覽

本公司是眾安自2007年11月在聯交所上市後，眾安第一家通過分拆上市模式，成功在聯交所上市的附屬公司。眾安第一次通過分拆上市模式，成功分拆上市的附屬公司是中國新城市。本公司自上市日期於聯交所主板上市。

本集團是一家深耕於浙江省及長江三角洲地區，總部位於杭州的知名綜合物業管理服務提供商。自1998年成立以來，通過逾24年的經營，本集團已從杭州的一家地方物業管理服務供應商，晉升成長為一家業務版圖主要覆蓋浙江省的綜合區域性物業管理服務供應商。

根據中指院之數據，截至2022年12月31日，就在管建築面積而言，本集團於中國的市場份額約為0.04%，就物業管理綜合實力而言，本集團自2016年被納入中國物業服務百強企業中，本集團的排名由2016年的第82位上升至2023年的第40位，反映出本集團的物業管理能力不斷提升。此外，截至2022年12月31日，總部位於杭州、浙江省及長江三角洲地區的2023年中國物業服務百強企業中，本集團在管建築面積分別排名第七、第九及第25位。

截至2023年6月30日，本集團共有139個合約項目，合約面積約為2,020萬平方米，涵蓋中國19個城市及七個省份。截至2023年6月30日，本集團有103個在管項目，在管面積約為1,438萬平方米，涵蓋中國12個城市及三個省份。

Management Discussion and Analysis (Continued) 管理層討論與分析(續)

Benefitting from the Long-term Support of the Remaining Group whilst Expanding Our Business to Independent Third-Party Customers

Zhong An is one of the leading real estate developers in the Yangtze River Delta Region, whilst the Remaining Group is a major commercial property developer in the Yangtze River Delta Region and their development projects include residential properties, commercial complexes, hotels and other properties. According to CIA, in terms of overall strength, Zhong An ranked 64th among the 2023 Top 100 Real Estate Companies in China (2022中國房地產百強企業). As of 30 June 2023, to the best knowledge of the Group after consulting the Remaining Group, it had about 46 property projects under development or held for development in the PRC, with a total GFA of approximately 8.1 million sq.m. Among the projects mentioned above, we have obtained service agreements in respect of 32 property projects with a total GFA of approximately 5.2 million sq.m. as of 30 June 2023.

Diversified Service Offerings and Revenue Streams Balanced our Business Development and Significantly Improved our Profit Level

Over the course of the Group's development, in addition to the efforts in managing residential property projects, we also focused on non-residential property projects comprising primarily commercial and office buildings, serviced apartments, public and other properties (such as office buildings of PRC governmental bodies, industrial parks, hospitals, schools and museum). The management of the Group believes that the development of our non-residential property projects portfolio would enable the Group to develop more personalized and professional service offerings and enhance its service standards, which would in turn allow the Group to provide our customers with better quality services and elevate the Group's brand reputation and image.

The Group recently complemented our traditional property management services with the application of intelligent technologies and facilities such as intelligent robots with artificial intelligent technologies and plan to launch a one-stop service mobile App by the end of the fourth quarter of 2023 to provide more convenient and efficient integrated services which could satisfy the needs of our customers. The Group endeavored to understand the needs of our customers, refine our services and build an all-rounded service system under the "Zhong An" brand. In conducting business and formulating our development plan, the Group has adhered to our service tenet of "Pursuing Excellent Quality, Creating Happy Life (追求卓越品質，創造幸福生活)" and committed to providing quality services with the direction of "Sincere Services, Standardized Management, Achievement of Excellence, and Be Proactive and Innovative (服務至誠，管理規範，精益求精，進取創新)", as the Group believes that service quality is the key to enhance our customer satisfaction and strengthen a reputable brand recognition.

受惠於餘下集團的長期支持，同時將我們的業務範圍擴大至獨立第三方客戶

眾安作為長江三角洲地區的領先房地產開發商之一，餘下集團為長江三角洲地區主要的商業房地產開發商，其開發項目包括住宅物業、商業綜合體、酒店及其他物業。根據中指院之數據，就綜合實力而言，眾安於2023中國房地產百強企業中名列第64位。截至2023年6月30日，本集團諮詢餘下集團後所深知，其於中國擁有約46個在建或持作開發的物業項目，總建築面積約為8.1百萬平方米。就上述項目而言，截至2023年6月30日，本集團已就總建築面積約為5.2百萬平方米的32個物業項目取得服務協議。

多元化服務產品及收入流使我們的業務發展得以平衡，並顯著提高溢利水平

自本集團發展以來，除了在管理住宅物業項目方面作出努力外，亦專注於提供非住宅物業項目，其中主要包括商業及辦公樓、服務式公寓、公共場所及其他物業(例如中國政府機關之辦公樓、工業園區、醫院、學校及博物館)。本集團管理層相信，發展非住宅物業組合項目將使本集團能夠提供更具個性及專業的服務產品，並提高本集團的服務水平，從而讓本集團向客戶提供更好的優質服務，並提升本集團的品牌聲譽及形象。

本集團近期為了完善傳統的物業管理服務，開始應用智能設備及技術諸如具有人工智能技術的智能機器人等，並計劃於2023年第四季度末推出一站式服務移動應用程序，從而提供更方便和更高效的綜合服務，以滿足客戶的需求。本集團致力了解客戶的需求，對服務精益求精，打造「眾安」品牌的全方位服務體系。本集團在開展業務及制訂業務計劃時，秉承「追求卓越品質，創造幸福生活」的宗旨及「服務至誠，管理規範，精益求精，進取創新」的質量方針，因為本集團相信優質的服務質素是提高客戶滿意度和鞏固具聲譽的品牌知名度的關鍵。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

FUTURE OUTLOOK

Looking ahead, the competition in the property management industry will be increasingly intense. The Group will adhere to its service tenet of “Pursuing Excellent Quality, Creating Happy Life (追求卓越品質，創造幸福生活)” and commit to providing quality services with the direction of “Sincere Services, Standardized Management, Achievement of Excellence, and Be Proactive and Innovative (服務至誠，管理規範，精益求精，進取創新)”, as we believe that service quality is the key to enhance our customer satisfaction and strengthen a reputable brand recognition.

The Group will further expand business scale and market share in the future. The Group will maintain quality growth and increase the number of property projects and GFA under management. The Group will continue to deploy in Zhejiang province and the Yangtze River Delta Region as the Group’s key development areas. Through its own business expansion and through mergers and acquisitions of certain high-quality property management companies, the Group will further consolidate its market position in Jiangsu Province and expand market share in the cities it operates. Meanwhile, the Group will continue to make efforts in non-residential property types (such as government office buildings, industrial parks, hospitals, schools and museums) to further expand the types of property under management. Zhong An has always followed the principle of “Advancing Without Forgoing Stability and Stabilizing Without Forgoing Advancement (發展不忘穩健，穩健不忘發展)” in business development. The Group will continue to uphold the business development purpose and direction of Zhong An.

The Group will further expand and optimize our professional development team, recruit outstanding professionals from benchmark companies, participate in professional training specifically for the industry, and raise the professional standards of the development team. The Group will continue to build up brand reputation of the Company and leverage its brand image, in order to establish extensive strategic cooperation with real estate development companies and provide property management services to their property projects. The Group will seek development opportunities brought by the expansion of business coverage of Zhong An, its parent company, actively participate in bidding, expand management radius, and ensure stable growth in scale.

未來展望

展望未來，物業管理行業的競爭將更加激烈，本集團會秉承「追求卓越品質，創造幸福生活」的宗旨及「服務至誠，管理規範，精益求精，進取創新」致力於提供優質服務的方針，因為我們認為，服務質素是提高客戶滿意度和鞏固具聲譽的品牌知名度的關鍵。

本集團未來會進一步擴大業務規模及市場份額，本集團將會保持有質量的增長，增加在管物業項目的數量及建築面積。本集團將繼續佈局浙江省及長江三角洲地區，作為本集團重點發展的區域。通過自身業務擴展及通過收併購一些優質的物業管理企業，本集團將進一步鞏固在浙江省的市場地位，並且擴大所經營城市的市場份額。如期同時，本集團將不斷發力非住宅業態（如政府機關辦公樓、工業園區、醫院、學校及博物館），進一步豐富在管物業類型。眾安對業務拓展的一貫原則「發展不忘穩健，穩健不忘發展」，本集團也會繼續秉承眾安對業務拓展的宗旨及方針。

本集團將進一步擴大及優化我們的專業拓展團隊，並引進優秀標桿公司專業人才，參與行業內專業培訓，提高拓展團隊專業水平。本集團將不斷提升本公司的品牌美譽度，利用本公司的品牌形象與房地產開發公司廣泛戰略合作，為其所建項目提供物業管理服務。本集團將尋求母公司眾安擴大業務覆蓋範圍所帶來的發展機遇，積極參與投標，擴大管理半徑，保障規模的穩定增長。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

FINANCIAL REVIEW

Revenue

For the Reporting Period, revenue of the Group amounted to approximately RMB165.8 million (2022 Interim Period: RMB152.4 million), representing an increase of 8.8% as compared with the 2022 Interim Period. The Group's revenue was derived from three major business lines: (i) property management services; (ii) value-added services mainly to property developers; and (iii) community value-added services.

The following table sets forth a breakdown of our revenue by business line for the periods indicated, both in absolute amount and as a percentage of total revenue:

		For the six months ended 30 June 截至6月30日止六個月			
		2023 2023年		2022 2022年	
		<i>(RMB in thousands, except for percentages)</i> <i>(人民幣千元，百分比率除外)</i>			
Property management services	物業管理服務	123,614	74.6%	105,336	69.1%
Value-added services mainly to property developers	主要面向房地產開發商的增值服務	31,731	19.1%	29,614	19.4%
Community value-added services	社區增值服務	10,415	6.3%	17,459	11.5%
Total	總計	165,760	100.0%	152,409	100.0%

Property Management Services

During the Reporting Period, revenue from property management services amounted to approximately RMB123.6 million, representing an increase of 17.4% as compared with approximately RMB105.3 million in the 2022 Interim Period. As at 30 June 2023, the Group had a total GFA under management of approximately 14.4 million sq.m., representing an increase of 2.6 million sq.m. or 22.0% as compared with approximately 11.8 million sq.m. in the 2022 Interim Period. The increase was primarily attributable to the increase in projects delivered by independent third-party property developers, as well as the increase in business with Remaining Group.

A majority of our revenue from property management services is generated from services provided to properties developed by Remaining Group. As at 30 June 2023, we had 43 properties under our management that were developed by Remaining Group with a total GFA under the management of approximately 7.1 million sq.m..

財務回顧

收入

於本報告期間，本集團實現收入約人民幣165.8百萬元（2022年中期：人民幣152.4百萬元），較2022年中期增加8.8%。本集團的收入來自三塊主要業務範圍：(i)物業管理服務；(ii)主要面向房地產開發商的增值服務；及(iii)社區增值服務。

下表載列所示期間按業務範圍劃分的收入明細（以絕對金額及佔總收入的百分比列示）：

物業管理服務

於本報告期間，物業管理服務收入約達人民幣123.6百萬元，較2022年中期約人民幣105.3百萬元增加17.4%。於2023年6月30日，本集團在管總建築面積約14.4百萬平方米，較2022年中期約11.8百萬平方米增加2.6百萬平方米，增長率為22.0%。該增長主要可歸因於獨立第三方房地產開發商交付項目之增加，以及餘下集團的業務增加。

我們物業管理服務的大部分收入乃產生自向餘下集團所開發的物業提供的服務。於2023年6月30日，我們有43個在管物業項目由餘下集團所開發，在管總建築面積約為7.1百萬平方米。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

The following table sets forth a breakdown of our total GFA under management by property type for the periods indicated:

下表載列所示期間我們按物業類型劃分的在管總建築面積明細：

		2023 2023年				2022 2022年			
		Number of projects	GFA under management	Revenue	Percentage	Number of projects	GFA under management	Revenue	Percentage
		項目數目	建築面積 (sq.m'000) (千平方米)	收入 (RMB'000) (人民幣千元)	佔比	項目數目	建築面積 (sq.m'000) (千平方米)	收入 (RMB'000) (人民幣千元)	佔比
Remaining Group ⁽¹⁾	餘下集團 ⁽¹⁾	43	7,119	80,102	64.8%	39	6,632	77,242	73.3%
Joint ventures and associates of the Remaining Group ⁽²⁾	餘下集團的合營企業及聯營公司 ⁽²⁾	2	199	786	0.6%	-	-	-	24.6%
Independent third-party property developers ⁽³⁾	獨立第三方房地產開發商 ⁽³⁾	58	7,068	42,726	34.6%	40	5,150	28,094	26.7%
Total	總計	103	14,386	123,614	100.0%	79	11,782	105,336	100.0%

Notes:

- Refer to properties solely developed by the Remaining Group or jointly developed by the Remaining Group and independent third-party property developers where the Remaining Group held a controlling interest in such properties.
- Refer to properties jointly developed by the Remaining Group and independent third-party property developers where the Remaining Group did not hold a controlling interest in such properties.
- Refer to properties solely developed by independent third-party property developers.

附註：

- 指餘下集團單獨開發或餘下集團與獨立第三方房地產開發商共同開發的物業，而餘下集團持有該等物業的控股權益。
- 指餘下集團與獨立第三方房地產開發商共同開發的物業，而餘下集團並無持有該等物業的控股權益。
- 指獨立第三方房地產開發商單獨開發的物業。

Our Geographical Presence

The Yangtze River Delta Region is one of the more economically developed regions in China with a higher urbanization rate and per capita annual disposable income than the national averages of China, and has a national-leading level of urban digitalization infrastructure, therefore, the Yangtze River Delta Region has always been and will continue to be our focus of development.

我們的地理分佈

長江三角洲地區為中國經濟較發達地區之一，城市化率及人均年可支配收入高於中國國家水平且該地區於城市數字化基礎設施方面處於國家級領先水平，因此，長江三角洲地區一直並將繼續作為我們發展的重點。

Management Discussion and Analysis (Continued) 管理層討論與分析(續)

The following table sets forth a breakdown of our total GFA under management by region for the periods indicated:

下表載列所示期間我們按區域劃分的在管總建築面積：

		For the six months ended 30 June 截至6月30日止六個月			
		2023 2023年		2022 2022年	
		Number of projects 項目數目	GFA under management 在管建築面積 (sq.m'000) (千平方米)	Number of projects 項目數目	GFA under management 在管建築面積 (sq.m'000) (千平方米)
Second-tier cities	二線城市	65	8,334	55	7,973
Third-tier cities	三線城市	2	585	1	286
Other cities	其他城市	36	5,467	23	3,523
Total	總計	103	14,386	79	11,782

Note:

- (1) For the purpose of this table, "second-tier cities" include Hangzhou, Ningbo, Hefei and Qingdao; "third-tier cities" include Jinhua and Wenzhou; and "other cities" include Lishui, Huzhou, Chuzhou, Huaibei, Taizhou and Zhoushan.

附註：

- (1) 就此列表而言，「二線城市」包括杭州、寧波、合肥及青島；「三線城市」包括金華及溫州；及「其他城市」包括麗水、湖州、滁州、淮北、台州及舟山。

Portfolio of Properties under Management

While the majority of properties under our management are primarily attributable to residential properties, we continuously sought to provide property management services to non-residential properties in the Reporting Period. The non-residential properties under our management are diverse, including commercial and office buildings, serviced apartments, public and other properties (such as office buildings of PRC governmental bodies, industrial parks, hospitals, schools and museum). We believe that by accumulating our experience and recognition for the quality of our property management services to both residential and non-residential properties, we will be able to continue to diversify our portfolio of properties under management and further enlarge our customer base.

在管物業組合

儘管我們在管的大部分源自住宅物業，我們在本報告期間仍不斷尋求為非住宅物業提供物業管理服務。我們在管的非住宅物業非常豐富，包括商業樓宇及寫字樓、服務式公寓、公共物業及其他物業（如中國政府機關辦公樓、工業園區、醫院、學校及博物館）。我們相信，憑藉我們在為住宅及非住宅物業提供優質物業管理服務時積累的經驗及聲譽，我們將能繼續在多元化物業組合及進一步擴大我們的客戶群。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

The following table sets forth the total GFA under management for the periods indicated:

下表載列我們截至所示期間的在管總建築面積：

		2023 2023年				2022 2022年			
		Number of projects	GFA under management	Revenue	Percentage	Number of projects	GFA under management	Revenue	Percentage
		項目數目	建築面積 (sq.m'000) (千平方米)	收入 (RMB'000) (人民幣千元)	佔比	項目數目	建築面積 (sq.m'000) (千平方米)	收入 (RMB'000) (人民幣千元)	佔比
Residential properties	住宅物業	77	12,020	86,452	69.9%	61	10,583	79,385	75.4%
Non-residential properties	非住宅物業	26	2,366	37,162	30.1%	18	1,199	25,951	24.6%
Total	總計	103	14,386	123,614	100.0%	79	11,782	105,336	100.0%

Value-added Services Mainly to Property Developers

We provide a range of value-added services mainly to property developers covering different stages of property development projects, which primarily comprise (i) sales office management services mainly including the provision of management services at property sales venues and display units of property developers, (ii) preliminary planning and design consultancy services to property developers and (iii) pre-delivery inspection services. During the Reporting Period, revenue from value-added services mainly to property developers amounted to approximately RMB31.7 million, representing an increase of approximately 7.1% as compared with approximately RMB29.6 million in the 2022 Interim Period. The increase were primarily attributable to the combined results of (i) an increase of the pre-delivery inspection services, and (ii) a decrease of the provision of sales office management services to the Remaining Group.

Community Value-added Services

We mainly provide community value-added services principally to property owners and residents of our managed properties, which primarily comprise (i) common area management services where we assist property owners to lease out common areas for advertisement placements and operation or promotion of businesses which help facilitate the living convenience of the community, (ii) renovation waste disposal services where we assist the property owners in disposing of the waste generated as a result of the renovation work carried out in their units and (iii) car parking space sales agency services where we assist the Remaining Group to sell and purchasers to purchase car parking spaces in certain property projects we managed or under our management. During the Reporting Period, revenue from community value-added services was approximately RMB10.4 million, representing a decrease of 40.6% compared with approximately RMB17.5 million in the 2022 Interim Period. This decrease was primarily due to decreased demand for our car parking space sales agency services during the Reporting Period.

主要面向房地產開發商的增值服務

我們主要向房地產開發商提供一系列涵蓋物業開發項目不同階段的增值服務，主要包括(i)樓盤銷售辦事處管理服務，主要包括向物業銷售場地及房地產開發商展示單位提供管理服務；(ii)向房地產開發商提供前期規劃及設計諮詢服務及(iii)交付前檢查服務。於本報告期間，主要面向房地產開發商的增值服務收入約達人民幣31.7百萬元，較2022年中期約人民幣29.6百萬元增加約7.1%。有關增加乃主要由於以下各項的綜合結果所致：(i)交付前檢查服務增加；及(ii)向餘下集團提供的銷售辦事處管理服務減少。

社區增值服務

我們主要向在管物業的物業業主及住戶提供社區增值服務，其主要包括(i)公共區域管理服務，協助物業業主出租公共區域以放置廣告，以及營運或推廣業務，有助於促進社區生活便利；(ii)裝修廢物處理服務，協助物業業主處理因彼等單位內進行翻新工作而產生的廢物及(iii)車輛停車位銷售代理服務，於我們在管若干物業項目中協助餘下集團銷售車輛停車位及買家購買車輛停車位。於本報告期間，社區增值服務收入約人民幣10.4百萬元，較2022年中期約人民幣17.5百萬元減少40.6%。該減少主要由於本報告期間車輛停車位銷售代理服務的需求減少。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

Cost of Sales

Our cost of sales primarily consists of (i) staff costs refer to the costs of our on-site staff directly providing property management services, value-added services mainly to property developers and community value-added services; (ii) expenses for cleaning and gardening services including cleaning, waste and sewerage charges; (iii) expenses for maintenance services and consumables including equipment repair expenses; and (iv) utilities expenses including water and electricities charges, office supplies for property management offices and communication charges. For the Reporting Period, the cost of sales of the Group was approximately RMB109.8 million, representing an increase of 15.1% as compared with the 2022 Interim Period. The growth rate of cost of sales was higher than that of revenue, mainly attributable to the continuous increase in staff cost. During the Reporting Period, staff costs included in the cost of sales were approximately RMB81.3 million, representing an increase of 13.4% as compared with approximately RMB71.7 million in the 2022 Interim Period.

Gross Profit and Gross Profit Margin

Based on the abovementioned factors, the gross profit of the Group was approximately RMB56.0 million for the Reporting Period, representing a slight decrease of 1.8% as compared with approximately RMB57.0 million in the 2022 Interim Period.

The following table sets forth the gross profit margin by business segment for the periods indicated:

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年	2022 2022年
Property management services	物業管理服務	31.2%	34.4%
Value-added services mainly to property developers	主要面向房地產開發商的增值服務	41.3%	42.5%
Community value-added services	社區增值服務	41.5%	46.5%
Total:	總計：	33.8%	37.4%

The Group's gross profit margin was affected by the combined gross profit margin of the three segments of property management services, community value-added services and value-added services mainly to property developers. The gross profit margin decreased from 37.4% for the 2022 Interim Period to 33.8% in the Reporting Period was primarily due to the decreased gross profit margin on community value-added services and property management services during the Reporting Period.

銷售成本

我們的銷售成本主要包括(i)員工成本指直接提供物業管理服務、主要面向房地產開發商的增值服務及社區增值服務的現場員工的成本；(ii)清潔和園藝服務開支，包括清潔費、廢物及污水收費；(iii)維護服務及消耗品開支，包括設備維修開支；及(iv)公共事業開支，包括水電費、物業管理辦公室的辦公用品及通訊外判費用。本報告期間，本集團的銷售成本為約人民幣109.8百萬元，較2022年中期增加15.1%。銷售成本增長率高於收入增長率，主要因為員工成本持續增加。於本報告期間，員工成本計入在銷售成本內約人民幣81.3百萬元，較2022年中期約人民幣71.7百萬元增加13.4%。

毛利及毛利率

基於以上原因，本集團於本報告期間的毛利為約人民幣56.0百萬元，較2022年中期約人民幣57.0百萬元輕微下降1.8%。

下表載列我們於所示期間按業務分部劃分的毛利率：

本集團的毛利率受物業管理服務、社區增值服務和主要面向房地產開發商的增值服務三大板塊組合的毛利率共同影響。毛利率由2022年中期的37.4%下降至本報告期間的33.8%，毛利率下降的主要原因是由於本報告期間社區增值服務及物業管理服務的毛利率下降所致。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

Administrative expenses

Our administrative expenses reached approximately RMB33.0 million, representing an increase of 20.4% from approximately RMB27.4 million for the 2022 Interim Period. It is higher than the revenue growth rate. The administrative expense ratio (administrative expense divided by revenue) was 19.9%, representing an increase of 1.9 percentage points compared to 18.0% of the 2022 Interim Period. This was mainly due to the increase in staff cost in order to enable the sustainable development of the Group, we continuously introduced high-quality management teams and improved the staff benefits of existing management.

Income Tax Expenses

The income tax expenses of the Group decreased by 22.1% from approximately RMB7.7 million for the 2022 Interim Period to approximately RMB6.0 million for the Reporting Period. The effective income tax rate was 28.1% (2022 Interim Period: 27.0%), representing an increase of 1.1 percentage points compared to the 2022 Interim Period.

Profit for the Period

As a result of the foregoing, the Group's net profit was approximately RMB15.4 million for the Reporting Period, representing a decrease of 26.0% as compared with approximately RMB20.8 million for the 2022 Interim Period. The net profit margin was 9.3%, representing a decrease of 4.4 percentage points as compared to 13.7% for the 2022 Interim Period.

The profit attributable to the owners of the parent decreased by approximately 26.0% from approximately RMB20.8 million for the 2022 Interim Period to approximately RMB15.4 million for the Reporting Period.

The basic and diluted earnings per share attributable to ordinary equity holders of the parent were RMB2.97 cents per share (2022 Interim Period: RMB4.02 cents per share).

Trade receivables and prepayments, other receivables and other assets

As at 30 June 2023, trade receivables and prepayments, other receivables and other assets amounted to approximately RMB154.8 million, representing an increase of approximately 13.7% from approximately RMB136.2 million as at 31 December 2022, which was primarily attributable to the scale expansion and business growth of the Group.

行政開支

行政開支約為人民幣33.0百萬元，較2022年中期約人民幣27.4百萬元增加20.4%，高於收入增加率。行政開支率（行政開支除以收益）為19.9%，較2022年中期的18.0%上漲1.9個百分點，主要是由於員工成本增加。為了滿足本集團可持續發展，本集團持續引入優質的管理團隊及提升現有管理團隊的員工福利。

所得稅開支

本集團的所得稅開支由2022年中期的約人民幣7.7百萬元減少22.1%至本報告期間的約人民幣6.0百萬元。實際所得稅率為28.1%（2022年中期：27.0%），與2022年中期相比增加1.1個百分點。

期內利潤

基於上述原因，本集團於本報告期間的純利約為人民幣15.4百萬元，較2022年中期的約人民幣20.8百萬元減少26.0%。純利率為9.3%，較2022年中期的13.7%減少4.4個百分點。

母公司擁有人應佔利潤由2022年中期的約人民幣20.8百萬元減少約26.0%至本報告期間的約人民幣15.4百萬元。

母公司普通股持有人應佔每股基本及攤薄盈利為每股股份人民幣2.97分（2022年中期：每股股份人民幣4.02分）。

貿易應收賬款及預付款項、其他應收款項以及其他資產

於2023年6月30日，貿易應收賬款及預付款項、其他應收款項以及其他資產約為人民幣154.8百萬元，較2022年12月31日約人民幣136.2百萬元增長約13.7%，主要由於本集團業務規模擴張及業務增長所致。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

LIQUIDITY AND CAPITAL RESOURCES

The Group pursues a prudent treasury management policy and actively manages its liquidity position to cope with daily operations and any demands for capital for future development. Also, the Group actively reviews and manages its capital structure on a regular basis to maintain the advantages and security of a strong capital position and adjust the capital structure in response to changes in economic conditions.

The Group's principal sources of liquidity come from the proceeds from our business operations. Most of the Group's cash and cash equivalents are denominated in RMB, which amounts to approximately RMB41.6 million as at 30 June 2023, representing a decrease of approximately 6.9% from RMB44.7 million as at 31 December 2022.

As at 30 June 2023, the Group's current ratio (current assets divided by current liabilities) was 2.0 times (31 December 2022: 1.8 times). As at 30 June 2023, the Group did not have any bank borrowings and the gearing ratio (total borrowings divided by total equity) was nil.

Foreign exchange risk

Substantially all of the Group's revenues and expenditures are denominated in RMB. As at 30 June 2023, the Group has not entered into any hedging transactions. The Group manages its foreign exchange risk by closely monitoring the movement of the foreign exchange rates and will consider hedging significant foreign currency exposure should the need arise.

CAPITAL COMMITMENTS

As at 30 June 2023, the Group had no capital commitments.

CONTINGENT LIABILITIES AND PLEDGE OF ASSETS

As at 30 June 2023, the Company, its subsidiaries and associates did not have any financial guarantees, mortgage nor guarantees for loans, nor other significant contingent liabilities.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

During the Reporting Period, the Group did not make any significant investments and there were no other material acquisitions and disposals of subsidiaries, associates or joint ventures by the Group.

FUTURE PLANS FOR MATERIAL INVESTMENTS

The Group intends to utilise part of the net proceeds raised from the listing to acquire or invest in other property management companies as part of our strategies to expand our business scale and market share. As at the date of this report, the Group did not have any other future plans for material investments or acquisition of capital assets.

流動資金及資本資源

本集團奉行審慎的庫務管理政策，並積極管理其流動資金狀況，以應付日常營運及任何未來發展的資金需求。此外，本集團定期積極檢討及管理其資本結構，以維持強大的資本狀況的優勢及安全性，並根據經濟狀況的變動調整資本結構。

本集團流動資金的主要來源為業務經營所得款項。本集團的現金及現金等價物大部分為人民幣，於2023年6月30日約為人民幣41.6百萬元，較2022年12月31日人民幣44.7百萬元減少約6.9%。

於2023年6月30日，本集團的流動比率（流動資產除以流動負債）為2.0倍（2022年12月31日：1.8倍）。於2023年6月30日，本集團並無任何銀行借款，且資本負債比率（借款總額除以權益總額）為零。

外匯風險

本集團的絕大部分收入和支出均以人民幣計值。於2023年6月30日，本集團並未訂立任何對沖交易。本集團透過密切監察外匯匯率變動管理外匯風險，必要時亦會考慮對沖重大外匯敞口。

資本承擔

於2023年6月30日，本集團並無資本承擔。

或然負債及抵押資產

於2023年6月30日，本公司、其附屬公司及聯營公司並無支付任何財務擔保、為貸款提供擔保或按揭，亦無其他重大或然負債。

重大投資、重大收購及出售附屬公司、聯營公司及合營企業

本報告期間，本集團並無作出任何重大投資，亦無其他重大收購及出售附屬公司、聯營公司或合營企業。

重大投資的未來計劃

本集團擬將部分上市所籌集的所得款項淨額用於收購或投資其他物業管理公司，作為我們擴大業務規模及市場份額策略的一部分。於本報告日期，本集團並無任何其他重大投資或收購資本資產的未來計劃。

Corporate Governance and Other Information

企業管治和其他資料

USE OF PROCEEDS FROM THE GLOBAL OFFERING

The Company's Shares have been listed on the Main Board of The Stock Exchange since the Listing Date.

Net proceeds from the Global Offering received by the Company were approximately HK\$91.7 million with 126,668,000 new ordinary Shares issued. The Company also received net proceeds of HK\$12.2 million with 10,746,000 ordinary Shares issued from the partial exercise of Over-allotment Option.

The total amount of net proceeds from the Global Offering and the partial exercise of Over-allotment Option of approximately HK\$104 million are proposed to be used for the purposes and in the amounts (adjusted on pro rata basis based on the actual net proceeds) as disclosed in the Prospectus.

As at 30 June 2023, as the Global Offering and the partial exercise of Over-allotment Option had not been completed, the net proceeds from the Global Offering and the partial exercise of Over-allotment Option have not been utilized. The net proceeds are intended to be used according to the purposes as stated in the Prospectus as follows:

全球發售所得款項用途

本公司股份自上市日期起在聯交所主板上市。

本公司全球發售所得款項淨額約為91.7百萬港元，已發行的新普通股股數為126,668,000股。本公司亦收到12.2百萬港元的所得款項淨額，因部分行使超額配股權而發行的普通股股數為10,746,000股。

全球發售及部分行使超額配股權所得款項總淨額約104百萬港元擬用於招股說明書所披露的用途和金額（根據實際所得款項淨額按比例調整）。

於2023年6月30日，由於全球發售及部分行使超額配股權尚未完成，因此尚未動用全球發售及部分行使超額配股權所得款項淨額。所得款項淨額擬按照招股說明書所述用途使用，方式如下：

Purpose	用途	Percentage of total amount of net proceeds 佔所得款項總淨額的百分比	Amount of net proceeds 所得款項淨額 HK\$ million 百萬港元	Expected timeline for usage of proceeds (Note) 所得款項預計使用時間表 (附註)
Strategic acquisitions and investments	策略性收購及投資	55.0%	57.2	By December 2025 於2025年12月底前
Invest and upgrade in hardware and software for the development of communities across the projects the Company manages	投資及升級本公司管理項目之社區發展所需軟件及硬件	30.0%	31.2	By December 2025 於2025年12月底前
Enrich the service offerings, scale and efficiency of the Group's community value-added services	擴大本集團社區增值服務提供之服務種類、範圍及效率	15.0%	15.6	By December 2025 於2025年12月底前
Total	合計	100%	104	-

CHANGE OF DIRECTORS' INFORMATION

During the Reporting Period, there were no changes in the Directors' information which are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

董事資料的變更

於本報告期間，根據《上市規則》第13.51B(1)條須予以披露的董事資料概無任何變更。

Corporate Governance and Other Information (Continued) 企業管治和其他資料(續)

CONTINUING DISCLOSURE OBLIGATION PURSUANT TO THE LISTING RULES

Save as disclosed in this report, the Company does not have any other disclosure obligations under Rules 13.20, 13.21 and 13.22 of the Listing Rules.

INTERESTS AND SHORT POSITIONS OF DIRECTORS AND CHIEF EXECUTIVES IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

The Shares had not been listed on the Stock Exchange as at 30 June 2023. As at the date of this report, the interests and short positions of Directors or chief executives of the Company in the Shares, underlying Shares or debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO), which were required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO, or (iii) notified to the Company and the Stock Exchange under the Model Code set out in Appendix 10 to the Listing Rules, were as follows:

(i) Interest in Shares of the Company

Name of Director 董事姓名	Nature of interest 權益性質	Number of Shares interested ⁽¹⁾ 擁有權益的股份數目 ⁽¹⁾	Approximate percentage of interest 權益的概約百分比
Mr. Shi 施先生	Interest in controlled corporation ⁽²⁾ 於受控制法團的權益 ⁽²⁾	380,000,000(L)	73.4%

Notes:

- (1) The letter "L" denotes the person's long position in our Shares.
- (2) These Shares are held by Zhong An BVI which is wholly-owned by Zhong An. Zhong An is owned as to approximately 57.89% by Whole Good, which is directly wholly-owned by Mr. Shi. By virtue of the SFO, Mr. Shi is deemed to be interested in the Shares in which Zhong An BVI is interested.

根據《上市規則》規定的持續披露義務

除本報告所披露者外，根據《上市規則》第13.20條、第13.21條及第13.22條，本公司並無任何其他需予承擔的披露義務。

董事及主要行政人員在本公司及其相聯法團中的股份、相關股份及債券中的權益和淡倉

於2023年6月30日股份尚未在聯交所上市。於本報告日期，本公司董事或主要行政人員在本公司及其任何相聯法團（定義見《證券及期貨條例》第XV部）中的股份、相關股份或債券擁有須：(i)根據《證券及期貨條例》第XV部第7和第8分部通知本公司和聯交所（包括根據《證券及期貨條例》的條文規定所持有或視為持有的權益或淡倉），或(ii)登記在本公司根據《證券及期貨條例》第352條備存的登記冊中，或(iii)根據《上市規則》附錄十所載的《標準守則》通知本公司和聯交所的權益和淡倉如下：

(i) 在本公司股份中的權益

附註：

- (1) 字母「L」代表該人士於股份的好倉。
- (2) 該等股份由眾安BVI持有，眾安BVI由眾安全資擁有。全好擁有眾安約57.89%的權益，全好由施先生直接全資擁有。根據《證券及期貨條例》，施先生被視為於眾安BVI擁有權益的股份中擁有權益。

Corporate Governance and Other Information (Continued) 企業管治和其他資料(續)

(ii) Interest in associated corporations of the Company

(ii) 在本公司相聯法團中的權益

Name of Director	Name of associated corporation	Nature of interest	Number of shares interested ⁽¹⁾ 擁有權益的股份數目 ⁽¹⁾	Approximate percentage of interest 權益的概約百分比
董事姓名	相聯公司名稱	權益性質		
Mr. Shi 施先生	Zhong An 眾安	Interest in controlled corporation ⁽²⁾ 在受控制法團的權益 ⁽²⁾	3,262,411,200(L)	57.89%
	CNC 中國新城市	Interest in controlled corporation ⁽³⁾ 在受控制法團的權益 ⁽³⁾	1,358,859,594(L)	67.58%
	Whole Good 全好	Beneficial owner 實益擁有人	1(L)	100%

Notes:

- (1) The letter "L" denotes the person's long position in our Shares.
- (2) These shares are held by Whole Good. By virtue of the SFO, Mr. Shi is deemed to be interested in the shares of Zhong An in which Whole Good is interested.
- (3) Among these 1,358,859,594 shares of CNC, 1,327,556,000 shares are held by Ideal World, which is wholly-owned by Zhong An. Zhong An is owned as to approximately 57.89% by Whole Good, which is directly wholly-owned by Mr. Shi. In addition, 31,303,594 Shares are held by Whole Good. By virtue of the SFO, Mr. Shi is deemed to be interested in the shares in which each of Ideal World and Whole Good is interested.

附註：

- (1) 字母「L」代表該人士於股份的好倉。
- (2) 該等股份由全好擁有。根據《證券及期貨條例》，施先生被視為於全好擁有權益的股份中擁有權益。
- (3) 於該等中國新城市1,358,859,594股股份中，Ideal World持有1,327,556,000股股份，Ideal World由眾安全資擁有。全好擁有眾安約57.89%的權益，全好由施先生直接全資擁有。此外，全好持有31,303,594股股份。根據《證券及期貨條例》，施先生被視為於Ideal World及全好各自擁有權益的股份中擁有權益。

Corporate Governance and Other Information (Continued) 企業管治和其他資料(續)

Save as disclosed above and to the best knowledge of the Directors, as at the date of this report, none of the Directors or chief executives of the Company has any interests and/or short positions in the Shares, underlying Shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which were required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO, or (iii) notified to the Company and the Stock Exchange under the Model Code.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

So far as is known to any Director or chief executive of the Company, as at the date of this report, the following corporations/persons (other than the Directors or chief executives of the Company) had interests of 5% or more in the issued Shares of the Company according to the register of interests required to be kept by the Company under section 336 of the SFO:

除上文所披露者及據董事所深知，於本報告日期，本公司董事或主要行政人員概無持有本公司或其相聯法團(定義見《證券及期貨條例》第XV部)的任何股份、相關股份或債券權益及／或淡倉須：(i)根據《證券及期貨條例》第XV部第7及第8分部通知本公司和聯交所(包括根據《證券及期貨條例》的條文規定所持有或視為持有的權益或淡倉)，或(ii)登記在本公司根據《證券及期貨條例》第352條備存的登記冊中，或(iii)根據《標準守則》通知本公司和聯交所。

主要股東在股份和相關股份中的權益和淡倉

就本公司任何董事或主要行政人員所知，於本報告日期，根據本公司按照《證券及期貨條例》第336條備存的權益登記冊，以下法團／人士(本公司董事或主要行政人員除外)在本公司已發行股份中擁有5%或以上權益：

Name of corporation/person 法團名稱／人士姓名	Nature of interest 權益性質	Number of Shares interested ⁽¹⁾ 擁有權益的股份數目 ⁽¹⁾	Approximate percentage of interest 權益的概約百分比
Zhong An BVI 眾安BVI	Beneficial owner 實益擁有人	380,000,000(L)	73.4%
Zhong An ⁽²⁾ 眾安 ⁽²⁾	Interest in controlled corporation 在受控制法團的權益	380,000,000(L)	73.4%
Whole Good 全好	Interest in controlled corporation 在受控制法團的權益	380,000,000(L)	73.4%
Mr. Shi 施先生	Interest in controlled corporation 在受控制法團的權益	380,000,000(L)	73.4%

Notes:

- (1) The letter "L" denotes the person's long position in our Shares.
- (2) Zhong An BVI is wholly-owned by Zhong An. Zhong An is owned as to approximately 57.89% by Whole Good, which is directly wholly-owned by Mr. Shi. By virtue of the SFO, each of Zhong An BVI, Zhong An, Whole Good and Mr. Shi is deemed to be interested in the Shares in which Zhong An BVI is interested.

附註：

- (1) 字母「L」代表該人士於股份的好倉。
- (2) 眾安BVI由眾安全資擁有，全好擁有眾安約57.89%的權益，全好由施先生直接全資擁有。根據《證券及期貨條例》，眾安BVI、眾安、全好及施先生被視為於眾安BVI擁有權益的股份中擁有權益。

Corporate Governance and Other Information (Continued)

企業管治和其他資料(續)

Save as disclosed above and to the best knowledge of the Directors, as at the date of this report, no person (other than the Directors or chief executives of the Company) had registered an interest or a short position in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO.

FUTURE PLANS FOR MATERIAL INVESTMENTS

The Group did not have any future plans for material investments as at the date of this report.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

For the six months ended 30 June 2023, the Group did not make any material investments during the Reporting Period and there was no other material acquisition and disposal of subsidiaries, associates or joint ventures by the Group during the Reporting Period.

SIGNIFICANT EVENTS AFTER THE END OF THE REPORTING PERIOD

The Company was successfully listed on the Main Board of the Stock Exchange on 18 July 2023. On the Listing Date, 126,668,000 Shares were issued at an issue price of HK\$1.18 per Share by way of the Global Offering.

On 10 August 2023, the Over-allotment Option had been partially exercised by the Overall Coordinators and the Joint Representatives (for themselves and on behalf of the International Underwriters) to require the Company to allot and issue 10,746,000 Shares at a price of HK\$1.18 per Share. All the above Shares of the Company when issued rank pari passu with other Shares of the Company in issue in all respects.

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2023, the Group had 2,845 employees in total (30 June 2022: 2,566). The Group has adopted a system of determining employees' remuneration based on the performance of employees. The Group generally provides competitive remuneration packages to employees, including basic salaries, performance-based awards and year-end bonus. The Group also pays social security insurance for its employees, including medical insurance, work-related injury insurance, endowment insurance, maternity insurance, unemployment insurance and housing funds. In terms of employee training, the Group provides continuous and systematic training to employees based on their positions and expertise to enhance their expert knowledge in property management and related fields.

除上文所披露者外，據董事所深知，於本報告日期，概無任何人士（本公司董事或主要行政人員除外）已就本公司按照《證券及期貨條例》第336條備存的登記冊中記錄的本公司股份或相關股份的權益或淡倉進行登記。

未來重大投資計劃

於本報告日期，本集團並無任何未來重大投資計劃。

附屬公司、聯營公司和合營企業的重大收購及出售

截至2023年6月30日止六個月，本集團在報告期內概無進行任何重大投資，於報告期內本集團概無對附屬公司、聯營公司或合營企業進行任何其他重大收購及出售。

本報告期末後的重大事項

本公司於2023年7月18日在聯交所主板成功上市。於上市日期，本公司以全球發售的形式按發售價每股1.18港元發行126,668,000股股份。

於2023年8月10日，整體協調人及聯合代表（為其自身及代表國際包銷商）部分行使超額配股權，以要求本公司按每股1.18港元配發及發行本公司10,746,000股股份。上述所有本公司股份於發行時在各方面與本公司其他已發行股份均享有同等權益。

僱員及薪酬政策

於2023年6月30日，本集團擁有共2,845名僱員（2022年6月30日：2,566名僱員）。本集團已採納一套制度根據僱員的表現釐定僱員薪酬。一般而言，本集團向僱員提供具有競爭力的薪酬待遇，包括基本薪金、按表現發放的獎勵及年終分紅。本集團亦為僱員繳納社會保險，包括醫療保險、工傷保險、養老保險、生育保險、失業保險和住房公積金。僱員培訓方面，本集團根據僱員的職位及專長為其提供持續及有系統的培訓，以提升其對物業管理及相關領域的專業知識。

Corporate Governance and Other Information (Continued)

企業管治和其他資料(續)

SUFFICIENCY OF PUBLIC FLOAT

Pursuant to Rule 8.08 of the Listing Rules, there must be an open market in the securities for which listing is sought and a sufficient public float of an issuer's listed securities to be maintained. This will normally mean that at least 25% of the issuer's total issued share capital must at all times be held by the public.

Based on the information available to the Company and the knowledge of the Directors, as at the date of this report, the Company has maintained the public float as required under the Listing Rules.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

The Shares were listed on the Stock Exchange on the Listing Date and the Over-allotment Option was partially exercised on 10 August 2023. Save as disclosed above, from the Listing Date to the date of this report, neither the Company nor its subsidiaries have purchased, redeemed or sold any of its listed securities.

INTERIM DIVIDENDS

The Board does not recommend the payment of interim dividend for the Reporting Period.

CORPORATE GOVERNANCE

The Company recognises the importance of good corporate governance for enhancing the management of the Company and preserving the shareholders' interests as a whole. The Company has adopted the code provisions set out in the CG Code in Appendix 14 to the Listing Rules as its own code to govern its corporate governance practices.

As the Shares were not listed on the Stock Exchange as at 30 June 2023, the CG Code did not apply to the Company during the Reporting Period.

The Board will continue to review and monitor the Company's practices to maintain a high standard of corporate governance, and our compliance with the CG Code will be disclosed in future announcements and financial reports.

公眾持股量充足

根據《上市規則》第8.08條，尋求上市的證券必須有公開市場，並且發行人的上市證券必須維持足夠的公眾持股量。這通常意味著發行人的已發行股本總額中至少25%必須始終由公眾持有。

根據本公司所得的資料及就董事所知，於本報告日期，本公司一直維持《上市規則》規定的公眾持股量。

購買、出售或贖回本公司的上市證券

股份於上市日期在聯交所上市，且超額配股權於2023年8月10日獲部分行使。除上述所披露者外，自上市日期至本報告日期，本公司及其附屬公司概無購買、贖回或出售本公司任何上市證券。

中期股息

董事會不建議就本報告期間派付中期股息。

企業管治

本公司深明，良好的企業管治對於加強本公司的管理及維護股東整體利益至關重要。本公司已採納《上市規則》附錄十四所載企業管治守則的守則條文，作為管治其企業管治常規的守則。

由於股份於2023年6月30日尚未在聯交所上市，企業管治守則於本報告期間內並不適用於本公司。

董事會將繼續檢討及監督本公司的常規舉措，以保持企業管治的最高標準，並將於日後的公告及財務報告內披露其遵守企業管治守則的情況。

Corporate Governance and Other Information (Continued) 企業管治和其他資料(續)

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in the Model Code as its code of conduct regarding dealings in the securities of the Company by the Directors and the Company's senior management who, because of his/her office or employment, is likely to possess inside information in relation to the Company's securities.

The Shares were listed on the Stock Exchange on the Listing Date. Upon specific enquiry, all Directors confirmed that they have complied with the Model Code from the Listing Date to the date of this report.

AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

Audit Committee

The Company has set up an Audit Committee and adopted the terms of reference which complied with the CG Code. The chairperson of the Audit Committee is Mr. Chung Chong Sun. The other members are Mr. Liang Xinjun and Mr. Chiu Ngam. The Audit Committee comprised all of the three independent non-executive Directors. The Audit Committee has reviewed and discussed with the management of the Group the unaudited interim condensed consolidated financial information of the Company for the Reporting Period, including the accounting principles and practices adopted by the Group, and discussed financial related matters. The Audit Committee has also reviewed the effectiveness of the risk management and the internal control systems of the Company, and considers the risk management and internal control systems to be effective and adequate. The condensed consolidated financial information for the Reporting Period has not been audited but has been reviewed by the Company's auditors, Ernst & Young in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants.

APPROVAL OF THE INTERIM CONDENSED FINANCIAL INFORMATION

The interim condensed financial information was approved and authorised for issue by the board of Directors on 25 August 2023.

遵守《董事進行證券交易的標準守則》

本公司已採納《上市發行人董事進行證券交易的標準守則》作為董事及本公司高級管理層買賣本公司證券的行為守則，因為有關董事及高級管理層由於身在其位，可能掌握有關本公司證券的內幕消息。

股份於上市日期在聯交所上市。經詳細問詢後，全體董事確認於自上市日期至本報告日期為止，彼等已遵守《標準守則》。

審核委員會及中期業績審閱

審核委員會

本公司已設立審核委員會，並採納遵從企業管治守則的職權範圍。審核委員會主席為鍾創新先生。其他成員為梁信軍先生及趙岩先生。審核委員會由所有三名獨立非執行董事組成。審核委員會已審閱及與本集團管理層討論有關本公司於本報告期間內之未經審核中期簡明綜合財務資料(包括本集團所採納的會計政策及慣例)並討論財務相關事宜。審核委員會亦已審閱本公司風險管理及內部監控系統的有效性，並認為風險管理及內部監控系統屬有效及充足。本公司核數師安永會計師事務所尚未審核但已根據香港會計師公會頒佈的香港審閱委聘準則第2410號「實體的獨立審計師審閱中期財務資料」審閱於本報告期間內的簡明綜合財務資料。

批准中期簡明財務資料

中期簡明財務資料已於2023年8月25日獲董事會批准並授權發佈。

Independent Review Report

獨立審閱報告



To the shareholders of Zhong An Intelligent Living Service Limited
(Incorporated in the Cayman Islands with limited liability)

INTRODUCTION

We have reviewed the interim financial information set out on pages 25 to 44, which comprises the condensed consolidated statement of financial position of Zhong An Intelligent Living Service Limited (the “Company”) and its subsidiaries (the “Group”) as at 30 June 2023 and the related condensed consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the six-month period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 *Interim Financial Reporting* (“IAS 34”) issued by the International Accounting Standards Board (“IASB”). The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review. Our report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

致众安智慧生活服务有限公司全體股東
(於開曼群島註冊成立的有限公司)

緒言

吾等已審閱第25至44頁所載的中期財務資料，其中包括众安智慧生活服务有限公司（「貴公司」）及其附屬公司（以下統稱「貴集團」）於2023年6月30日的簡明綜合財務狀況表，以及截至該日止六個月期間的相關簡明綜合損益及其他全面收益表、權益變動表及現金流量表以及解釋附註。香港聯合交易所有限公司證券上市規則規定，中期財務資料報告的編製須遵守其相關條文及國際會計準則理事會頒佈的國際會計準則第34號*中期財務報告*（「國際會計準則第34號」）。貴公司董事須負責根據國際會計準則第34號編製並呈列本中期財務資料。吾等的責任是根據吾等的審閱，對本中期財務資料作出結論。根據吾等接受委聘的協定條款，吾等的報告僅向閣下（作為一個團體）提供，而不作其他用途。吾等概不就本報告的內容向任何其他人士承擔或負上任何責任。

Independent Review Report (Continued)

獨立審閱報告(續)

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 (“HKSRE 2410”) *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Ernst & Young
Certified Public Accountants
Hong Kong

25 August 2023

審閱範圍

吾等根據香港會計師公會（「香港會計師公會」）頒佈的香港審閱委聘準則第2410號（「香港審閱委聘準則第2410號」）*實體獨立核數師對中期財務資料進行的審閱*進行審閱。中期財務資料的審閱包括主要向負責財務和會計事務的人士作出查詢，並應用分析及其他審閱程序。審閱的範圍遠小於根據香港核數準則所進行的審核且因而無法確保吾等可以獲悉在審核中可發現的所有重大事項。因此，吾等不發表審核意見。

結論

根據吾等的審閱，吾等未發現有任何事情可令吾等相信隨附的中期財務資料在所有重大方面並無根據國際會計準則第34號編製。

安永會計師事務所
執業會計師
香港

2023年8月25日

Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

中期簡明綜合損益及其他全面收益表

For the six months ended 30 June 2023

截至2023年6月30日止六個月

			2023	2022
		Notes	2023年	2022年
		附註	RMB'000	RMB'000
			人民幣千元	人民幣千元
			(Unaudited)	(Unaudited)
			(未經審核)	(未經審核)
REVENUE	收入	4	165,760	152,409
Cost of sales	銷售成本		(109,790)	(95,412)
GROSS PROFIT	毛利		55,970	56,997
Other income	其他收入	4	689	1,274
Administrative expenses	行政開支		(32,959)	(27,397)
Impairment losses on financial assets, net	金融資產的減值虧損淨額		(2,274)	(2,360)
PROFIT BEFORE TAX	除稅前利潤	5	21,426	28,514
Income tax expense	所得稅開支	6	(6,012)	(7,705)
PROFIT FOR THE PERIOD	期內利潤		15,414	20,809
Profit attributable to:	以下各方應佔利潤：			
Owners of the parent	母公司擁有人		15,387	20,804
Non-controlling interests	非控股權益		27	5
			15,414	20,809
EARNINGS PER SHARE	母公司普通股持有人			
ATTRIBUTABLE TO ORDINARY	應佔每股盈利			
EQUITY HOLDERS OF THE PARENT				
Basic and diluted	基本及攤薄	8	RMB2.97 cents	RMB4.02 cents
			人民幣2.97分	人民幣4.02分
TOTAL COMPREHENSIVE INCOME, NET OF TAX, FOR THE PERIOD	期內全面收益總額，扣除稅項		15,414	20,809
Total comprehensive income attributable to:	以下各方應佔全面收益總額：			
Owners of the parent	母公司擁有人		15,387	20,804
Non-controlling interests	非控股權益		27	5
			15,414	20,809

Interim Condensed Consolidated Statement of Financial Position

中期簡明綜合財務狀況表

30 June 2023
2023年6月30日

			30 June 2023	31 December 2022
			2023年6月30日	2022年12月31日
		Notes 附註	RMB'000 人民幣千元 (Unaudited) (未經審核)	RMB'000 人民幣千元 (Audited) (經審核)
NON-CURRENT ASSETS	非流動資產			
Property and equipment	物業及設備	9	4,317	4,611
Intangible assets	無形資產		51	66
Deferred tax assets	遞延稅項資產		2,803	2,235
Total non-current assets	總非流動資產		7,171	6,912
CURRENT ASSETS	流動資產			
Inventories	存貨		60	69
Trade receivables	應收貿易賬款	10	105,294	89,397
Due from related companies	應收關聯公司款項	14	7,873	10,169
Prepayments, other receivables and other assets	預付款項、其他應收款項及其他資產		49,496	46,761
Cash and cash equivalents	現金及現金等價物	11	41,606	44,724
Total current assets	總流動資產		204,329	191,120
CURRENT LIABILITIES	流動負債			
Trade payables	應付貿易賬款	12	922	1,601
Other payables, deposits received and accruals	其他應付款項、已收按金及應計費用		39,056	42,512
Contract liabilities	合約負債		44,289	40,118
Tax payable	應付稅項		18,553	20,535
Total current liabilities	總流動負債		102,820	104,766
NET CURRENT ASSETS	流動資產淨值		101,509	86,354
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		108,680	93,266
NET ASSETS	淨資產		108,680	93,266
EQUITY	權益			
Equity attributable to owners of the parent	母公司擁有人應佔權益			
Share capital	股本	13	-	-
Reserves	儲備		106,884	91,497
			106,884	91,497
Non-controlling interests	非控股權益		1,796	1,769
TOTAL EQUITY	總權益		108,680	93,266

Interim Condensed Consolidated Statement of Changes in Equity

中期簡明綜合權益變動表

For the six months ended 30 June 2023

截至2023年6月30日止六個月期間

		Attributable to owners of the parent 母公司擁有人應佔					Non- controlling interests	Total equity 總權益
		Share capital 股本 RMB'000 人民幣千元 (Note 13) (附註13)	Capital reserve 股本儲備 RMB'000 人民幣千元	Statutory reserve 法定儲備 RMB'000 人民幣千元	Retained earnings 保留溢利 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元		
As at 1 January 2023 (audited)	於2023年1月1日 (經審核)	-	(61,823)	14,142	139,178	91,497	1,769	93,266
Profit for the period and total comprehensive income for the period	期內利潤及期內全面收益總額	-	-	-	15,387	15,387	27	15,414
Transfer from retained earnings	轉撥自保留溢利	-	-	951	(951)	-	-	-
As at 30 June 2023 (unaudited)	於2023年6月30日 (未經審核)	-	(61,823)	15,093	153,614	106,884	1,796	108,680
As at 1 January 2022 (audited)	於2022年1月1日 (經審核)	-	(61,823)	10,038	92,465	40,680	1,651	42,331
Profit for the period and total comprehensive income for the period	期內利潤及期內全面收益總額	-	-	-	20,804	20,804	5	20,809
Transfer from retained earnings	轉撥自保留溢利	-	-	496	(496)	-	-	-
As at 30 June 2022 (unaudited)	於2022年6月30日 (未經審核)	-	(61,823)	10,534	112,773	61,484	1,656	63,140

Interim Condensed Consolidated Statement of Cash Flows

中期簡明綜合現金流量表

For the six months ended 30 June 2023

截至2023年6月30日止六個月

		Notes 附註	2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
CASH FLOWS FROM OPERATING ACTIVITIES	經營業務的現金流量			
Profit before tax	除稅前利潤		21,426	28,514
Adjustments for:	調整：			
Depreciation of items of property and equipment	物業及設備項目折舊	5	471	497
Amortisation of intangible assets	無形資產攤銷	5	15	15
Impairment of trade receivables	應收貿易賬款減值	5	2,274	2,360
			24,186	31,386
Decrease in inventories	存貨減少		9	11
Increase in trade receivables	應收貿易賬款增加		(18,171)	(25,737)
Increase in prepayments, other receivables and other assets	預付款、其他應收款項及其他資產增加		(2,735)	(8,635)
Decrease/(increase) in amounts due from related companies	應收關聯公司款項減少/(增加)		2,296	(7,209)
Decrease in trade payables	應付貿易賬款減少		(679)	(60)
(Decrease)/increase in other payables, deposits received and accruals	其他應付款項、已收按金及應計費用(減少)/增加		(3,456)	1,298
Increase in contract liabilities	合約負債增加		4,171	7,020
Cash generated from/(used in) operations	經營業務產生/(耗用)的現金		5,621	(1,926)
Income tax paid	已付所得稅		(8,562)	(9,325)
Net cash flows used in operating activities	經營業務耗用的現金流量淨額		(2,941)	(11,251)
CASH FLOWS FROM INVESTING ACTIVITIES	投資業務的現金流量			
Purchases of items of property and equipment	購入物業及設備項目		(177)	(311)
Receipt of advances to related companies	收取向關聯公司作出的墊款	14	-	236
Net cash flows used in investing activities	投資業務耗用的現金流量淨額		(177)	(75)
CASH FLOWS FROM FINANCING ACTIVITIES	融資活動的現金流量			
Advances from related companies	關聯公司墊款	14	-	1,930
Repayment of advances from related companies	償還關聯公司墊款	14	-	(3,787)
Net cash flows used in financing activities	融資活動耗用的現金流量淨額		-	(1,857)

Interim Condensed Consolidated Statement of Cash Flows (Continued)

中期簡明綜合現金流量表 (續)

For the six months ended 30 June 2023

截至2023年6月30日止六個月

			2023	2022
		<i>Note</i>	2023年	2022年
		<i>附註</i>	RMB'000	RMB'000
			人民幣千元	人民幣千元
			(Unaudited)	(Unaudited)
			(未經審核)	(未經審核)
NET DECREASE IN CASH AND CASH EQUIVALENTS	現金及現金等價物減少淨額		(3,118)	(13,183)
Cash and cash equivalents at beginning of period	期初現金及現金等價物		44,724	50,225
CASH AND CASH EQUIVALENTS AT END OF PERIOD	期末現金及現金等價物		41,606	37,042
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS	現金及現金等價物結餘分析			
Cash and bank balances	現金及銀行結餘	11	41,606	37,042
Cash and cash equivalents as stated in the interim condensed statements of cash flows and interim condensed statements of financial position	中期簡明現金流量表及中期簡明財務狀況表所列的現金及現金等價物		41,606	37,042

Notes to Interim Condensed Consolidated Financial Information

中期簡明綜合財務資料附註

30 June 2023
2023年6月30日

1. CORPORATE INFORMATION

The Company is an exempted company incorporated in the Cayman Islands on 16 November 2020. The registered office address of the Company is Offices of Vistra (Cayman) Limited, P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1025 Cayman Islands.

The Company is an investment holding company. The Company and its subsidiaries (together, the “Group”) were members of Zhong An Group Limited (“Zhong An”) and its subsidiaries (“Zhong An Group”). Zhong An, the shares of which have been listed on the Main Board of the Stock Exchange of Hong Kong Limited (“Stock Exchange”) since November 2007, is the holding company of Zhong An Group.

The Group is principally engaged in the provision of property management services, value-added services mainly to property developers and community value-added services in the People’s Republic of China (the “PRC”)

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2023 has been prepared in accordance with IAS 34 *Interim Financial Reporting*. These interim condensed consolidated financial information are presented in Renminbi (“RMB”) and all values are rounded to the nearest thousand except when otherwise indicated.

The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2022.

1. 公司資料

本公司於2020年11月16日在開曼群島註冊成立為獲豁免公司。本公司的註冊辦事處地址為Offices of Vistra (Cayman) Limited, P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1025 Cayman Islands。

本公司為一間投資控股公司。本公司及其附屬公司（統稱「本集團」）為眾安集團有限公司（「眾安」）及其附屬公司（「眾安集團」）的成員公司。眾安（其股份已自2007年11月起在香港聯合交易所有限公司（「聯交所」）主板上市）為眾安集團的控股公司。

本集團主要於中華人民共和國（「中國」）提供物業管理服務、主要面向房地產開發商的增值服務及社區增值服務。

2.1 編製基準

截至2023年6月30日止六個月的中期簡明綜合財務資料按照國際會計準則第34號中期財務報告編製。除另有註明外，該等中期簡明綜合財務資料以人民幣（「人民幣」）列報，且所有數值均約整至最接近的千元單位。

中期簡明綜合財務資料並不包括年度財務報表所要求的所有資料及披露，且應與本集團截至2022年12月31日止年度之年度綜合財務報表一併閱覽。

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of the following new and revised International Financial Reporting Standards ("IFRSs") for the first time for the current period's financial information.

IFRS 17	<i>Insurance Contract</i>
Amendments to IFRS 17	<i>Insurance Contract</i>
Amendment to IFRS 17	<i>Initial Application of IFRS 17 and IFRS 9 – Comparative Information</i>
Amendments to IAS 1 and IFRS Practice Statement 2	<i>Disclosure of Accounting Policies</i>
Amendments to IAS 8	<i>Definition of Accounting Estimates</i>
Amendments to IAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i>
Amendments to IAS 12	<i>International Tax Reform – Pillar Two Model Rules</i>

2.2 會計政策變動

除於本期間之財務資料首次採納下列新訂及經修訂國際財務報告準則（「國際財務報告準則」）外，編製此中期簡明綜合財務資料採納之會計政策與編製本集團截至2022年12月31日止年度的年度綜合財務資料所應用者貫徹一致。

國際財務報告準則第17號	保險合約
國際財務報告準則第17號之修訂本	保險合約
國際財務報告準則第17號之修訂本	首次應用國際財務報告準則第17號及國際財務報告準則第9號 – 比較資料
國際會計準則第1號及國際財務報告準則實務說明第2號之修訂本	會計政策的披露
國際會計準則第8號之修訂本	會計估計的定義
國際會計準則第12號之修訂本	與單一交易產生的資產及負債有關的遞延稅項
國際會計準則第12號之修訂本	國際稅務改革 – 第二重大標準規則

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023

2023年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES (CONTINUED)

The nature and impact of the new and revised IFRSs that are applicable to the Group are described below:

- (a) Amendments to IAS 1 require entities to disclose their material accounting policy information rather than their significant accounting policies. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. Amendments to IFRS Practice Statement 2 provide non-mandatory guidance on how to apply the concept of materiality to accounting policy disclosures. The Group has applied the amendments since 1 January 2023. The amendments did not have any impact on the Group's interim condensed consolidated financial information but are expected to affect the accounting policy disclosures in the Group's annual consolidated financial statements.
- (b) Amendments to IAS 8 clarify the distinction between changes in accounting estimates and changes in accounting policies. Accounting estimates are defined as monetary amounts in financial statements that are subject to measurement uncertainty. The amendments also clarify how entities use measurement techniques and inputs to develop accounting estimates. The Group has applied the amendments to changes in accounting policies and changes in accounting estimates that occur on or after 1 January 2023. Since the Group's policy of determining accounting estimates aligns with the amendments, the amendments did not have any impact on the financial position or performance of the Group.

2.2 會計政策變動 (續)

本集團適用新訂及經修訂國際財務報告準則的性質及影響載於下文：

- (a) 國際會計準則第1號之修訂本要求實體披露重大會計政策資料，而非主要會計政策。倘會計政策資料與實體財務報表所載其他資料一併考慮時，可能合理預期影響一般用途財務報表的主要使用者基於該等財務報表作出的決定，則該等資料屬重大。國際財務報告準則實務報告第2號之修訂本為如何應用會計政策披露的重要性概念提供非強制性指引。本集團自2023年1月1日起開始應用該等修訂。該等修訂對本集團的中期簡明綜合財務資料並無任何影響，惟預期會影響本集團年度綜合財務報表中之會計政策披露。
- (b) 國際會計準則第8號之修訂本澄清會計估計變動與會計政策變動之間的區別。會計估計被定義為財務報表中存在計量不確定性的貨幣金額。該修訂亦澄清實體如何使用計量技術及輸入值編製會計估計。本集團對2023年1月1日或之後發生的會計政策變動及會計估計變更採用該等修訂。由於本集團釐定會計估計政策與修訂本一致，因此修訂對本集團財務狀況或業績並無任何影響。

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

3. OPERATING SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision maker. The chief operating decision maker, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive directors of the Company. The Group is principally engaged in the provision of property management services, value-added services mainly to property developers and community value-added services to customers. Management reviews the operating results of the Group's business as one operating segment for the purpose of making decisions about resource allocation and performance assessment. Therefore, the chief operating decision maker of the Company regards that there is only one segment which is used to make strategic decisions.

Geographical information

No geographical information is presented as the Group's revenue from the external customers is derived solely from its operation in Mainland China and no non-current assets of the Group are located outside Mainland China.

Information about major customers

For the six months ended 30 June 2023, revenue from Zhong An and its subsidiaries other than the Group (collectively "the Remaining Zhong An Group") contributed 25.16% (for the six months ended 30 June 2022: 33.33%) to the Group's revenue. Other than the revenue from the Remaining Zhong An Group, no revenue derived from sales to a single customer or a group of customers under common control accounted for 10% or more of the Group's revenue for the six months ended 30 June 2023 and 2022.

4. REVENUE AND OTHER INCOME

An analysis of revenue is as follows:

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Revenue from contracts with customers	客戶合約收入		
Property management services	物業管理服務	123,614	105,336
Value-added services mainly to property developers	主要面向房地產開發商的增值服務	31,731	29,614
Community value-added services	社區增值服務	10,415	17,459
		165,760	152,409

3. 經營分部資料

管理層已根據主要經營決策者審閱的報告確定經營分部。主要經營決策者已獲確認為本公司的執行董事，負責分配資源及評估經營分部的表現。本集團主要提供物業管理服務、主要面向房地產開發商的增值服務及社區增值服務。管理層按一個經營分部審閱本集團業務的經營業績，以就資源如何分配及表現評估作出決策。因此，本公司的主要經營決策者認為僅有一個用於作出戰略性決策的分部。

地區資料

由於本集團來自外部客戶的收入全部源自中國內地業務，且本集團非流動資產概無位於中國內地以外，因此並無呈列地區資料。

有關主要客戶的資料

截至2023年6月30日止六個月，來自除本集團以外之眾安及其附屬公司(統稱「餘下眾安集團」)的收入佔本集團收入的25.16% (截至2022年6月30日止六個月：33.33%)。除來自餘下眾安集團的收入外，截至2023年及2022年6月30日止六個月，概無來自對單一客戶或受共同控制的一組客戶銷售的收入佔本集團的收入10%或以上。

4. 收入及其他收入

收入分析如下：

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023

2023年6月30日

4. REVENUE AND OTHER INCOME (CONTINUED)

Revenue from contracts with customers

(a) Disaggregated revenue information

Types of services	服務種類	Property management services 物業管理服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Value-added services mainly to property developers 主要面向房地產開發商的增值服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Community value-added services 社區增值服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Total 總計 RMB'000 人民幣千元 (Unaudited) (未經審核)
<i>Six months ended 30 June 2023</i> 截至2023年6月30日止六個月					
Geographical market					
Mainland China	中國內地	123,614	31,731	10,415	165,760
Timing of revenue recognition					
Revenue recognised overtime	隨時間確認的收入	123,614	31,731	6,530	161,875
Revenue recognised at a point in time	於某一時間確認的收入	-	-	3,885	3,885
		123,614	31,731	10,415	165,760

Types of services	服務種類	Property management services 物業管理服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Value-added services mainly to property developers 主要面向房地產開發商的增值服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Community value-added services 社區增值服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Total 總計 RMB'000 人民幣千元 (Unaudited) (未經審核)
<i>Six months ended 30 June 2022</i> 截至2022年6月30日止六個月					
Geographical market					
Mainland China	中國內地	105,336	29,614	17,459	152,409
Timing of revenue recognition					
Revenue recognised over time	隨時間確認的收入	105,336	29,614	5,893	140,843
Revenue recognised at a point in time	於某一時間確認的收入	-	-	11,566	11,566
		105,336	29,614	17,459	152,409

4. 收入及其他收入 (續)

客戶合約收入

(a) 分拆收入資料

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

4. REVENUE AND OTHER INCOME (CONTINUED)

4. 收入及其他收入 (續)

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Other income	其他收入		
Interest income	利息收入	102	78
Government grants*	政府補助*	352	490
Others	其他	235	706
Total	總計	689	1,274

* The government grants are related to expense and recognised in profit or loss upon receipt of these grants. There are no unfulfilled conditions or contingencies relating to these grants.

* 政府補助與開支相關，並於收到該等補助時在損益確認。不存在與該等補助相關的未滿足條件或或然事項。

5. PROFIT BEFORE TAX

5. 除稅前利潤

The Group's profit before tax is arrived at after charging:

本集團除稅前利潤已扣除下列各項：

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Cost of services provided*	已提供服務成本*	109,790	95,412
Impairment of trade receivables	應收貿易賬款減值	2,274	2,360
Depreciation of items of property and equipment	物業及設備項目折舊	471	497
Amortisation of intangible assets	無形資產攤銷	15	15
Listing expense	上市開支	2,282	4,757
Auditor's remuneration	核數師薪酬	14	90
Staff cost (excluding directors' and chief executive's remuneration):	員工成本 (不包括董事及 主要行政人員酬金)：		
Wages and salaries	工資及薪金	90,810	75,473
Pension scheme contributions and social welfare**	退休金計劃供款及社會福利**	13,401	11,564

* Amounts of RMB81,330,000 of staff costs were included in "Cost of services provided" in profit or loss during the six months ended 30 June 2023 (for the six months ended 30 June 2022: RMB71,682,000).

* 截至2023年6月30日止六個月的員工成本人民幣81,330,000元已計入損益中的「已提供服務成本」(截至2022年6月30日止六個月：人民幣71,682,000元)。

** There are no forfeited contributions that may be used by the Group as the employer to reduce the existing level of contributions.

** 概無已沒收的供款可由本集團作為僱主用於減少目前供款水平。

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023

2023年6月30日

6. INCOME TAX

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and BVI, the Company and the Group's subsidiary incorporated in BVI are not subject to any income tax. The Group's subsidiary incorporated in Hong Kong was not liable for income tax as it did not have any assessable profits arising in Hong Kong during the reporting periods.

PRC corporate income tax has been provided at the rate of 25% on the taxable profits of the Group's PRC subsidiaries for the reporting periods.

6. 所得稅

本集團須按實體基準就於本集團成員公司所在地及經營地之稅務司法管轄區所產生或獲得之利潤繳納所得稅。根據開曼群島及英屬處女群島規則及法規，本公司及本集團旗下於英屬處女群島註冊成立的附屬公司毋須繳納任何所得稅。本集團於香港註冊成立的附屬公司於報告期內均無於香港產生任何應課稅利潤，故此毋須繳納所得稅。

於報告期內，中國企業所得稅已就本集團在中國的附屬公司的應課稅利潤25%的適用所得稅稅率作出撥備。

		For the six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Current tax:	即期稅項：		
PRC corporate income tax	中國企業所得稅	6,580	8,295
Deferred tax	遞延稅項	(568)	(590)
Total tax charge for the period	期內稅項支出總額	6,012	7,705

7. DIVIDEND

No dividends have been paid or declared by the Company for the six months ended 30 June 2023 (six months ended 30 June 2022: Nil).

7. 股息

截至2023年6月30日止六個月，本公司並未支付或宣派任何股息（截至2022年6月30日止六個月：無）。

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

8. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic earnings per share amounts is based on the profit for the period attributable to ordinary equity holders of the parent of RMB15,387,000 (six months ended 30 June 2022: RMB20,804,000), and the weighted average number of ordinary shares of 517,414,000 (six months ended 30 June 2022: 517,414,000), for the purpose of computing basic earnings per share. The number of ordinary shares has been adjusted retrospectively for the effect of the issues relating to the capitalisation issue in July 2023 and the partial exercise of the over-allotment option in August 2023 (note 17), with 517,414,000 shares in aggregate, and as if the capitalisation issues and the partial exercise of the over-allotment option had been completed on 1 January 2022.

The calculations of basic earnings per share are based on:

		For the six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Earnings	盈利		
Profit attributable to ordinary equity holders of the parent	母公司普通股持有人應佔利潤	15,387	20,804
		Number of shares	
		股份數目	
		2023	2022
		2023年	2022年
Shares	股份		
Weighted average number of ordinary shares in issue during the period	期內已發行普通股加權平均數目	517,414,000	517,414,000

The Group had no potentially dilutive ordinary shares in issue during the period ended 30 June 2023 (six months ended 30 June 2022: Nil).

9. PROPERTY AND EQUIPMENT

During the six months ended 30 June 2023, the Group acquired assets at a cost of RMB177,000 (30 June 2022: RMB311,000).

8. 母公司普通股持有人應佔每股盈利

計算每股基本盈利基於本期歸屬於母公司普通股持有人的利潤人民幣15,387,000元(截至2022年6月30日止六個月:人民幣20,804,000元),普通股加權平均數目為517,414,000股(截至2022年6月30日止六個月:517,414,000股)。普通股股份數量已根據2023年7月資本化發行及2023年8月部分行使超額配股權(附註17)之影響進行追溯調整,合計517,414,000股,並視為資本化發行及部分行使超額配股權已於2022年1月1日完成。

計算每股基本盈利乃基於:

		For the six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Earnings	盈利		
Profit attributable to ordinary equity holders of the parent	母公司普通股持有人應佔利潤	15,387	20,804
		Number of shares	
		股份數目	
		2023	2022
		2023年	2022年
Shares	股份		
Weighted average number of ordinary shares in issue during the period	期內已發行普通股加權平均數目	517,414,000	517,414,000

本集團於截至2023年6月30日止期間並無潛在攤薄已發行普通股(截至2022年6月30日止六個月:無)。

9. 物業及設備

截至2023年6月30日止六個月,本集團購買資產的成本為人民幣177,000元(2022年6月30日:人民幣311,000元)。

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
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10. TRADE RECEIVABLES

An ageing analysis of the trade receivables as at the end of the reporting periods, based on the date of revenue recognition and net of loss allowance for impairment, is as follows:

		30 June 2023	31 December 2022
		2023年6月30日	2022年12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Within 6 months	六個月內	65,688	58,332
Over 6 months and within 1 year	超過六個月但一年內	26,256	23,317
Over 1 year and within 2 years	超過一年但兩年內	10,024	6,603
Over 2 years and within 3 years	超過兩年但三年內	3,326	1,145
		105,294	89,397

10. 應收貿易賬款

應收貿易賬款(扣除減值虧損撥備)於報告期末按收入確認日期計算的賬齡分析如下:

11. CASH AND CASH EQUIVALENTS

		30 June 2023	31 December 2022
		2023年6月30日	2022年12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Cash and bank balances	現金及銀行結餘	41,606	44,724
Denominated in:	按下列計值:		
RMB	人民幣	41,555	44,689
HKD	港元	51	35
		41,606	44,724

11. 現金及現金等價物

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

12. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of each of the reporting periods, based on the invoice date, is as follows:

		30 June 2023	31 December 2022
		2023年6月30日	2022年12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Within 3 months	三個月內	851	1,568
3 to 12 months	三至十二個月	71	33
		922	1,601

12. 應付貿易賬款

應付貿易賬款於各報告期末按發票日期計算的賬齡分析如下：

13. SHARE CAPITAL

		30 June 2023	31 December 2022
		2023年6月30日	2022年12月31日
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Authorised: 1,000,000,000 ordinary shares of HK\$0.01 each	法定： 1,000,000,000股每股 面值0.01港元的普通股	HK\$10,000,000 10,000,000港元	HK\$10,000,000 10,000,000港元
		RMB 人民幣	RMB 人民幣
Issued and fully paid: 1 ordinary share of a par value of HK\$0.01 each	已發行及繳足： 1股每股面值0.01港元的普通股	-	-

13. 股本

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023

2023年6月30日

13. SHARE CAPITAL (CONTINUED)

The Company was incorporated in the Cayman Islands on 16 November 2020 with an authorised share capital of HK\$380,000 divided in 38,000,000 shares of HK\$0.01 par value each. On the date of the Company's incorporation, one ordinary share was allotted and issued to the initial subscriber, an independent third party which was transferred to Zhong An on the same day. On 3 December 2020, Zhong An transferred one ordinary share to Zhong An Service Holding Limited, a direct wholly-owned subsidiary of Zhong An, at nominal consideration. Upon completion of such share transfer, the Company was wholly-owned by Zhong An Service Holding Limited.

Pursuant to written resolutions passed on 19 April 2022, the authorized share capital of the Company was increased from HK\$380,000 to HK\$10,000,000 by the creation of additional 962,000,000 shares.

13. 股本 (續)

本公司於2020年11月16日在開曼群島註冊成立，法定股本為380,000港元，分為38,000,000股每股面值0.01港元的股份。於本公司註冊成立日期，一股普通股已配發及發行予初始認購人（即獨立第三方），並於同日轉讓予眾安。於2020年12月3日，眾安以名義代價將一股普通股轉讓予其直接全資附屬公司眾安服務控股有限公司。本次股份轉讓完成後，本公司由眾安服務控股有限公司全資所有。

根據於2022年4月19日通過的書面決議案，本公司通過增設額外962,000,000股股份，法定股本由380,000港元增加至10,000,000港元。

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

14. RELATED PARTY TRANSACTIONS

(1) Significant related party transactions

The Group had the following transactions with related parties during the period:

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Receipt of advances to related parties	收取向關聯方作出的墊款		
Companies controlled by the Ultimate Holding Company	由最終控股公司控制的公司	-	236
Advances from related parties	關聯方墊款		
Companies controlled by the Ultimate Holding Company	由最終控股公司控制的公司	-	1,930
Repayment of advances from related parties	償還關聯方墊款		
Companies controlled by the Ultimate Holding Company	由最終控股公司控制的公司	-	3,787
Property management income from related parties	來自關聯方的物業管理收入		
Companies controlled by the Ultimate Holding Company (i) (iii)	由最終控股公司控制的公司(i) (iii)	13,246	16,162
An associate of a company controlled by the Ultimate Holding Company (i)	由最終控股公司控制的公司 的聯營公司(i)	18	-
		13,264	16,162
Value-added services mainly to property developers income from related parties:	來自關聯方主要面向房地產開發商的增值服務收入：		
Companies controlled by the Ultimate Holding Company (i) (iii)	由最終控股公司控制的公司(i) (iii)	24,579	23,064
Joint ventures of companies controlled by the Ultimate Holding Company (i)	由最終控股公司控制的公司 的合營企業(i)	990	1,288
Associates of companies controlled by the Ultimate Holding Company (i)	由最終控股公司控制的公司 的聯營公司(i)	3,027	1,543
		28,596	25,895

14. 關聯方交易

(1) 重大關聯方交易

本集團與關聯方於期內進行以下交易：

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

14. RELATED PARTY TRANSACTIONS (CONTINUED)

(1) Significant related party transactions (Continued)

The Group had the following transactions with related parties during the period: (Continued)

		For the six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Community value-added services income from related parties	來自關聯方的社區增值服務收入		
Companies controlled by the Ultimate Holding Company (i) (iii)	由最終控股公司控制的公司(i) (iii)	3,885	11,566
Rental expenses	租賃開支		
Companies controlled by the Ultimate Holding Company (i)	由最終控股公司控制的公司(i)	89	225

Note:

- (i) The prices for the above services fees were determined in accordance with the terms and conditions mutually agreed by the contracting parties.
- (ii) The Group has been licensed by the Remaining Zhong An Group to use its certain trademarks for operation on a non-exclusive, non-transferable and royalty-free basis for a perpetual term.
- (iii) The above related party transactions also constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Listing Rules.

14. 關聯方交易 (續)

(1) 重大關聯方交易 (續)

本集團與關聯方於期內進行以下交易：(續)

附註：

- (i) 上述服務費的價格乃根據合約雙方共同商定的條款及條件釐定。
- (ii) 本集團已獲餘下眾安集團授權以非獨家、不可轉讓及免版稅的方式永久使用其若干商標進行經營。
- (iii) 上述關聯方交易亦構成上市規則第14A章所定義的關連交易或持續關連交易。

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023
2023年6月30日

14. RELATED PARTY TRANSACTIONS (CONTINUED)

14. 關聯方交易 (續)

(2) Outstanding balances with related parties

(2) 與關聯方的未付結餘

Amounts due from related parties:

應收關聯方款項：

		30 June	31 December
		2023	2022
		2023年6月30日	2022年12月31日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Audited)
		(未經審核)	(經審核)
Trade related:	貿易相關：		
Companies controlled by the Ultimate Holding Company	由最終控股公司控制的公司	4,912	7,139
Joint ventures of companies controlled by the Ultimate Holding Company	由最終控股公司控制的公司合營企業	2,961	3,030
Total	總計	7,873	10,169

Amounts due from related companies were interest-free, unsecured and have no fixed terms of repayment.

應收關聯公司款項為免息、無抵押及無固定還款期。

(3) Compensation of key management personnel of the Group

(3) 本集團主要管理人員薪酬

		For the six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Total compensation	總薪酬	2,423	1,570

Notes to Interim Condensed Consolidated Financial Information (Continued)

中期簡明綜合財務資料附註 (續)

30 June 2023

2023年6月30日

15. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

Management has assessed that the fair values of cash and cash equivalents, trade receivables, trade payables, amounts due from related companies, amounts due to related companies, financial assets included in prepayments, other receivables and other assets, and financial liabilities included in other payables, deposits received and accrual, approximate to their carrying amounts largely due to the short term maturities of these instruments.

Fair value hierarchy

The Group did not hold any financial assets and liabilities measured at fair value as at 30 June 2023.

16. CONTINGENT LIABILITIES

As of 30 June 2023 and 31 December 2022, the Group did not have any material contingent liabilities.

17. EVENTS AFTER THE REPORTING PERIOD

In connection with the listing of the shares of the Company on the Stock Exchange, 126,668,000 new ordinary shares (before any exercise of the over-allotment option) with a nominal value of HK\$0.01 each were issued at a price of HK\$1.18 per ordinary share including share premium for a total cash consideration of HK\$149,468,000, before deducting underwriting fees, commissions and related expenses. In addition, in conjunction with the listing, 379,999,999 shares were issued by way of capitalisation. Dealing of the shares of the Company on the Stock Exchange commenced on 18 July 2023.

In August 2023, 10,746,000 shares were issued by the partial exercise of the Over-Allotment Option at a price of HK\$1.18 per ordinary share including share premium for a total cash consideration of HK\$12,680,000, before deducting underwriting fees, commissions and related expenses.

15. 金融工具的公允值及公允值層級

管理層已評估現金及現金等價物、應收貿易賬款、應付貿易賬款、應收關聯公司款項、應付關聯公司款項、計入預付款、其他應收款項及其他資產的金融資產、計入其他應付款項、已收按金及應計費用的金融負債的公允值與其賬面值相若，主要由於該等工具的到期期限較短。

公允值層級

截至2023年6月30日，本集團概無持有任何以公允值計量的金融資產及負債。

16. 或然負債

截至2023年6月30日及2022年12月31日，本集團概無任何重大或然負債。

17. 報告期間後之事項

就本公司股份於聯交所上市而言，按每股普通股1.18港元（含股份溢價）的價格發行126,668,000股每股面值0.01港元的新普通股（於行使任何超額配股權前），扣除包銷費用、佣金及相關開支之前的總現金代價為149,468,000港元。此外，為了配合上市，本公司通過資本化方式發行了379,999,999股股份。本公司股份於2023年7月18日開始在聯交所買賣。

於2023年8月，通過部分行使超額配股權，以每股普通股1.18港元的價格（包括股份溢價）發行10,746,000股股份，總現金代價為12,680,000港元（未扣除包銷費用、佣金及相關開支）。

